185.A	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,500 / 791,500
					USE VALUE:	791,500 / 791,500
					ASSESSED:	791,500 / 791,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE ANDREW &
Owner 2:	CAPILI AILEEN
Owner 3:	
Street 1:	82 HATHAWAY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LYONS CHARLES -
Owner 2:	-
Street 1:	82 HATHAWAY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,730 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2304 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8730.000	314,200		477,300	791,500
Total Card	0.200	314,200		477,300	791,500
Total Parcel	0.200	314,200		477,300	791,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.53 | /Parcel: 343.5

Legal Description

User Acct 131495

GIS Ref

GIS Ref

Insp Date 08/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.A-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,200	0	8,730.	477,300	791,500	791,500	Year End Roll	12/18/2019
2019	101	FV	239,600	0	8,730.	477,300	716,900	716,900	Year End Roll	1/3/2019
2018	101	FV	239,600	0	8,730.	402,300	641,900	641,900	Year End Roll	12/20/2017
2017	101	FV	239,600	0	8,730.	368,200	607,800	607,800	Year End Roll	1/3/2017
2016	101	FV	239,600	0	8,730.	313,700	553,300	553,300	Year End	1/4/2016
2015	101	FV	233,800	0	8,730.	272,800	506,600	506,600	Year End Roll	12/11/2014
2014	101	FV	233,800	0	8,730.	252,300	486,100	486,100	Year End Roll	12/16/2013
2013	101	FV	233,800	0	8,730.	240,000	473,800	473,800		12/13/2012

!14402!

PRINT

Date	Time
12/11/20	04:15:34

LAST REV

Date	Time
08/30/18	14:33:40

apro

14402

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS CHARLES,	1406-30		10/3/2011		469,000	No	No		
LYONS CHARLES -	1360-47		9/29/2008	Family	1	No	No		
	1052-32		12/1/1988		237,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2012	184	Manual	2,271					air sealing & insu
11/19/1997	704	Manual	1,875					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	BS	Barbara S
7/2/2012	External Ins	BR	B Rossignol
1/3/2012	MLS	EMK	Ellen K
10/18/2008	Meas/Inspect	201	PATRIOT
4/27/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	131495
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8730		Sq. Ft.	Site		0	70.	0.78	7									477,330						477,300	

Total AC/HA: 0.20041 | Total SF/SM: 8730 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 477,330 | Spl Credit | Total: 477,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21089745
Const Adj.:	1.00600004
Adj $ / SQ:	152.270
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428902
Depreciation:	114688
Depreciated Total:	314213

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

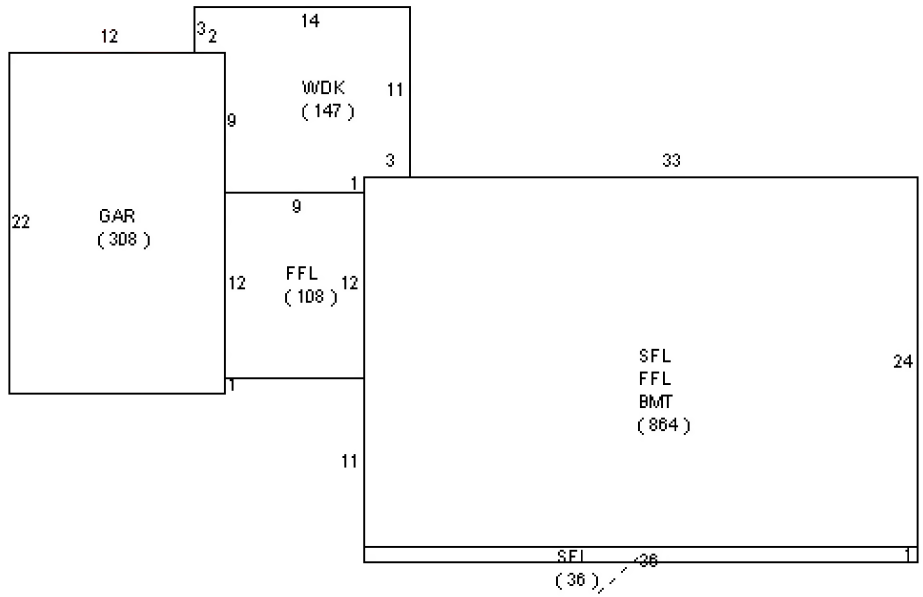
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	152.27
Special Features:	0	Val/Su Net:	98.46
Final Total:	314200	Val/Su SzAd	167.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	152.270	148,007
SFL	Second Floor	900	152.270	137,043
BMT	Basement	864	60.530	52,296
GAR	Garage	308	23.260	7,163
WDK	Deck	147	12.880	1,893

Net Sketched Area:	3,191	Total:	346,402
Size Ad	1872	Gross Are	3191	FinArea	2304
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	